

**MINUTES OF THE  
LAKE COUNTY PLANNING COMMISSION  
July 29, 2008**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chairman Siegel called the meeting to order at 7:00 p.m.

**ROLL CALL**

The following members were present: Messrs. Adams, Brotzman, Franz (Alt. for Schaedlich), Klco (alt. for Troy), Morse, Siegel, Smith (alt. for R. Sines), Zondag, and Mmes. Hausch and Pesec. Staff present: Messrs. Webster, Radachy, and Ms. Truesdell.

**MINUTES**

Mr. Condon said that on page 1, under Legal Report, "Mr. Coulson" should be changed to, "His superior, Dale Kondas, Chief of the Civil Division..."

Mr. Adams moved and Ms. Hausch seconded the motion to approve the June 24, 2008 minutes as submitted.

All voted "Aye".

**FINANCIAL REPORT**

Ms. Hausch moved and Mr. Adams seconded the motion to approve the June, 2008 Financial Report as submitted.

All voted "Aye".

**PUBLIC COMMENT**

There was no comment from the public.

**LEGAL REPORT**

Mr. Condon said there were no legal issues to report.

**DIRECTOR'S REPORT**

Mr. Webster said that all projects were ongoing and moving to completion.

**ANNOUNCEMENTS**

Mr. Webster said there were no announcements.

**SUBDIVISION REVIEW**

**Concord Township - Summerwood, Phase, 1 Maintenance Bond**

Mr. Radachy said that Summerwood Phase I was located on 76 acres south of Girdled Road and north of State Route 608. 20<sup>th</sup> Century Construction Company has requested the release of funds remaining in the construction surety and the acceptance of a two-year maintenance surety. The improvements have been constructed under the Engineer's inspection and in accordance with the approved plans of the Developer's Engineer. The County Engineer recommended that the Board authorize the release of the funds remaining in the performance surety for the completed work and accept a two-year maintenance surety effective August 30, 2007.

After a discussion with the Prosecutor's office, it was decided that the Planning Commission should recommend a one-year bond to the Commissioners. The Commissioners would then be free to accept the bond. Prior to this meeting, staff discovered that a maintenance bond or surety for sanitary sewer and water lines was not posted when they were recommended to go into maintenance on June 29, 2006. Staff recommended that this matter be tabled until the August meeting because we are unable to accept a bond for road improvements without the sanitary sewer and water lines being in maintenance. Concord was informed of this

issue but did not comment.

Mr. Adams moved and Mr. Brotzman seconded the motion to table the Summerwood Phase 1 maintenance bond.

All voted “Aye”.

#### Subdivision Activity Report

Mr. Radachy said Mountaintop Estates, which is the connector between Mountainside Farms Phase 1 and Phase 3, are scheduled to be on the Commissioners’ agenda July 31<sup>st</sup> to be recorded. This will be the first plat recorded in 14 months.

#### LAND USE AND ZONING REVIEW

##### Member Reappointments

Mr. Radachy said that the following members of the Land Use and Zoning Committee were up for reappointment: Lee Bodnar and Howard Haycox from Painesville Township; and Richard Hullihen and Dick Terriaco from Concord Township. He will inform township trustees to see if they want the members to be reappointed.

#### REPORTS OF SPECIAL COMMITTEES

##### Coastal Plan Art Contest Presentations

Mr. Webster said that two of the four winners of the high school art contest were present to receive certificates of recognition from both the Coastal Plan Committee and the Commissioners at the Commissioners meeting on July 24<sup>th</sup>. Only Kenston and Madison School districts participated in the art contest. The winning students were also presented with gift certificates from the High School Principals Association.

#### CORRESPONDENCE

##### City of Eastlake Consolidation Master Plan Contract

Mr. Webster reported that the City of Eastlake had requested staff’s assistance with updating their master plan for \$3,000.00. In conjunction with Chagrin River Watershed Partners, they want to pull together different studies that have been done over the years. It has to be completed by the end of January 2009.

Mr. Zondag moved and Ms. Hausch seconded the motion to approve the staff accepting the Eastlake contract for \$3,000 to consolidate the previous plans into one.

All voted “Aye”.

#### OLD BUSINESS

##### Lake County Subdivision Regulations Update

Ms. Nocero will attend next month’s public hearing.

Mr. Radachy said comments from the Home Builders Association revealed two major issues. The County Engineer rewrote the first issue pertaining to compacted fills. The second issue is the location of mailboxes.

#### NEW BUSINESS

##### Roemer Nursery

Mr. Brotzman and Mr. Zondag attended a meeting on July 29<sup>th</sup> with other concerned parties about Roemer Nursery and the salt runoff affecting his nursery products. The conclusion was that although the spirit and intent is to solve the problem, nothing has been done wrong by any entity up to this point. Everything is under the regulated quantities and there are no standards regulating salt in water. The conclusion was that until litigation occurs, there will be no answers.

#### PUBLIC COMMENT

There was no comment from the public.

#### EXECUTIVE SESSION

Mr. Siegel asked for a brief executive session to discuss an employee issue.

Mr. Brotzman moved and Mr. Morse seconded the motion to go into executive session at 8:32 p.m.

All voted “Aye”.

A motion and second was made to adjourn the executive session at 8:40 p.m. and return to the regular meeting.

All voted “Aye”.

#### ADJOURNMENT

Ms. Hausch moved and Ms. Pesec seconded the motion to adjourn the meeting.

All voted “Aye”.

The meeting adjourned at 8:41 p.m.

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Walter R. Siegel, Chairman

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Darrell C. Webster, Director/Secretary